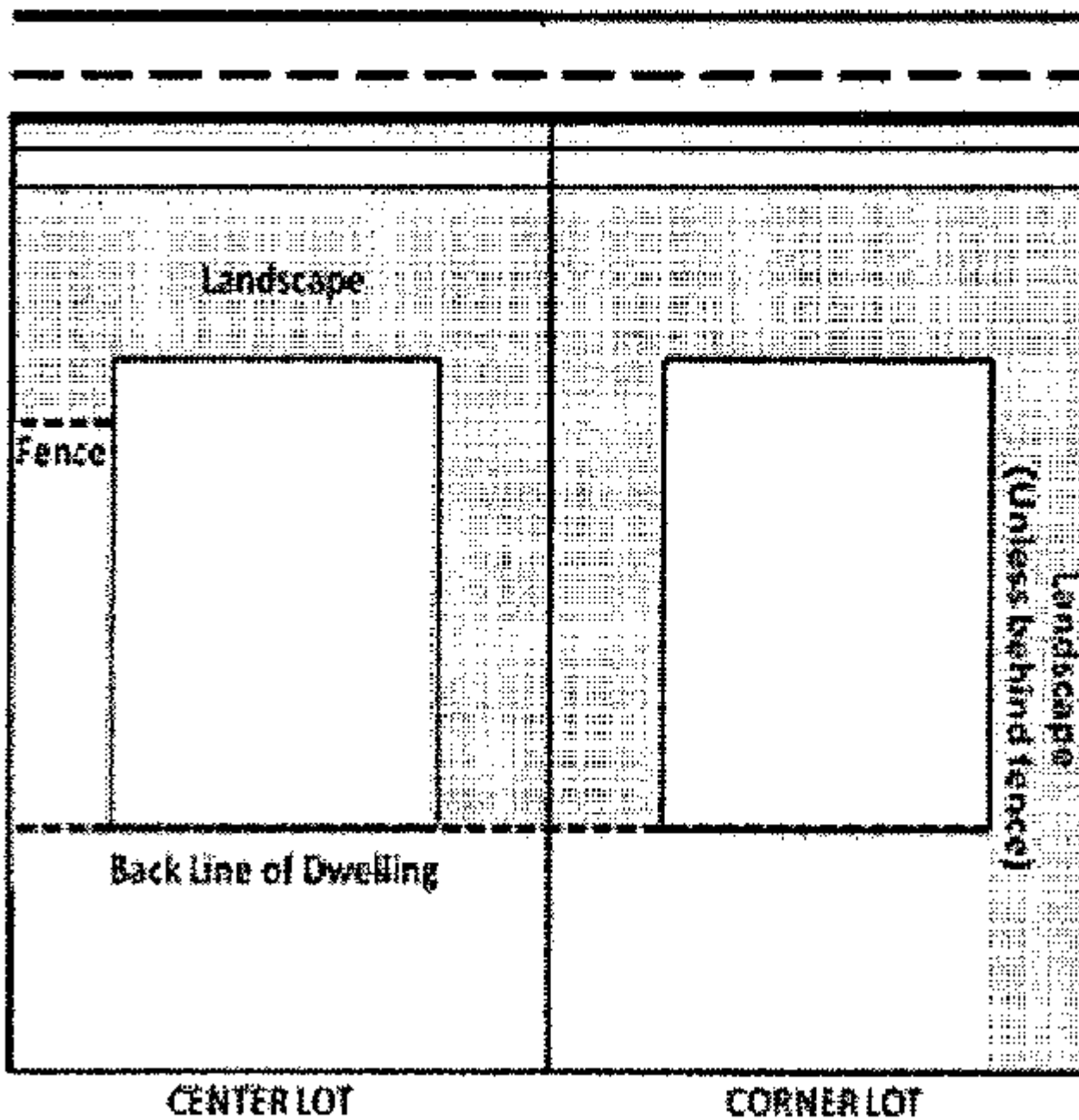


10-12-36: LANDSCAPING REQUIREMENTS; RESIDENTIAL AND COMMERCIAL:

A. Residential Lot;

1. Front yard: Front yard is any area in front of the dwelling, and including the area between the street and the sidewalk called the planter strip. It shall be landscaped. Side yards to the back line of the dwelling or to a sight-obscuring fence, shall also be landscaped. On corner lots, the side yard and sidewalk planter strip adjacent to the street shall be landscaped, except areas behind a sight-obscuring fence. Lots without street curbing shall be landscaped to the property line of the lot.

2. Rear Yard: Rear yards of single-family lots, including any area to the rear of the dwelling and side yard not included as part of the front yard shall at a minimum, be required to maintain weed control. Noxious weeds and native grasses shall be kept less than four inches (4") tall within thirty feet (30') of a structure. Noxious weeds shall be kept less than twelve inches (12") tall for all other areas



B. Commercial Lot; Any area in front of the structure including the area between the street and the sidewalk called the planter strip shall be landscaped. Side yards and rear yards shall be landscaped. Lots without street curbing shall be landscaped to the asphalt of the road.

C. Residential and Commercial Developments;

1. Landscaping: Landscape materials shall be installed prior to the issuance of a Certificate of Occupancy (COO) for single-family dwellings, single-family dwellings in a residential subdivision, multiple-family dwellings, planned unit developments, senior housing overlay zones, hillside cluster overlay zones, HR-1 hillside residential 1 zones, CE-2 critical environmental zones, and commercial developments.

Developments with common areas shall have landscaping completed prior to the issuance of a COO. If a development is to be completed in phases, with the advance approval of the Elk Ridge City Council, only the common area for that phase need be completed prior to issuance of COO's for that phase. The decision of the council is final.

2. Landscaping Plan: A landscaping plan must be drawn, designed and certified by a licensed landscape architect and submitted to the planning commission for their approval. The plan shall show street trees, planting materials, irrigation, water runoff controls and containment, structural features, playgrounds, sport fields, building locations, and hard surfaces (streets, driveways, sidewalks, trails, etc.). It shall also show grading with contours and spot elevations before construction and anticipated contours and elevations after completion.

a. Single family dwellings not part of a residential development do not require certification from a licensed landscape architect; but shall require a landscaping plan be submitted to the planning commission showing street trees, planting materials, irrigation, water run off controls and containment, and hard surfaces (driveways, sidewalks, etc.)

3. Developments with common areas: A cash bond of one hundred twenty five percent (125%) of the estimated landscaping costs of the common area(s) will be posted prior to recording whether the landscaped area is proposed to be in city ownership or in a private homeowners' association. If weather does not permit for landscaping to be installed prior to subdivision completion, the city can extend installation up to June 1 the following year. Landscaping not completed by June 1 will be turned over to the City Attorney's Office for legal remedies, which may include the forfeiture of a portion or all of the posted guarantee. The city building inspector shall verify the work complies with all city code and ordinance requirements before the cash bond is released.

4. Temporary Certificate of Occupancy: Between Nov 1 and Mar 1 when weather conditions prohibit the completion of required landscaping, an exception may be permitted and a Temporary Certificate of Occupancy (TCOO) issued. The applicant shall post a cash bond for 125% of the estimated landscaping costs. This cash bond is not for common areas. The cash bond shall not extend beyond June 1 of the following year. Landscaping not completed by June 1 will be turned over to the City Attorney's Office for legal remedies, which may include the forfeiture of a portion or all of the posted guarantee. The city building inspector shall verify the work complies with all city code

and ordinance requirements before the cash bond is released and a Certificate of Occupancy is issued.

- D. Landscaping Requirements; Landscaping shall include the installation of an automatic sprinkler system with a back flow prevention device (specifically a RPZ valve), a pressure-reducing valve (PRV), automatic drain valves, a rain sensor to prevent unneeded watering, and as applicable low loss heads and/or drip systems.

Approved landscaping includes the treatment of the ground surface with live materials such as, but not limited to sod, grass, ground cover, trees, shrubs, vines, and other growing horticultural plant material. In addition, a combination of Xeriscape, (defined as a landscaping method that utilizes drought-tolerant plants, mulch, and efficient irrigation) and the utilization of native vegetation is encouraged, especially on slopes over fifteen percent (15%). Native vegetation includes grasses and trees that are currently established in the non-developed hillside areas of the city. Erosion control and elimination of noxious weeds must be accomplished in order to qualify as native plantings. Simply grading the ground and letting vegetation to grow back is not allowed because this promotes noxious weeds to grow. Landscaping may also include other decorative surfacing such as bark chips, crushed stone, mulch materials, or pavers. Structural features such as fountains, pools, statues, playgrounds, and benches shall also be considered a part of the landscaping, but such objects alone shall not meet the requirements of landscaping.

- E. Zones With Animal Rights; Properties within zones with animal rights shall be allowed to keep areas of the property for use of raising livestock and agriculture uses. This can include corrals, pastures, coops, barnyards, etc. These areas will still be required to maintain weed control. Noxious weeds and native grasses shall be kept less than four inches (4") tall within thirty feet (30') of a structure. Noxious weeds shall be kept less than twelve inches (12") tall for all other areas.

F. Deleted

G. Street Trees;

1. The following trees are approved to be planted within the planter strip area between the sidewalk and the street: autumn blaze maple, Norway maple, honey locust, summit ash, green spire linden, autumn purple ash, or as approved by the City Tree Committee.
2. Street trees in the planter strip of single-family dwellings or single-family dwellings as part of a residential subdivision shall have a trunk caliper of at least one and one-half inches (1 1/2").

3. Street trees in the planter strip of a development of any kind other than single-family dwellings or single-family dwellings as part of a residential subdivision shall have a trunk caliper of at least two-inches (2").

4. At the time of development, each street within a development other than a single-family dwelling shall have the same type of tree planted within the planter strip. Each lot that has a planter strip shall have at least two (2) trees per lot (4 on corner lots). Lots with considerable frontage shall have a minimum of two trees in the planter strip and a maximum tree spacing of fifty feet (50'). The required sight distance at intersections shall be maintained. (Ord. 08-15.6, 10-28-2008, eff. 11-28-2008)

H. Deleted

I. Deleted

J. Maintenance; The landowner shall be responsible for the continued proper maintenance of all landscaping and watering systems as defined in paragraphs A-1 or B of this section as applicable. Landscaping shall be kept free from noxious weeds and other non-native volunteer plants that have the potential to spread, either by growth or by seed, beyond the containing yard or common area.

K. Hazards; Landscaping shall be maintained to prevent property damage to sidewalks, roads, trails, or other public improvements and to avoid public safety hazards, including the removal/replacement of dead or decaying plant material, removal of low hanging branches obstructing sidewalks and traffic sight distance requirements. In the event a tree, shrub, or other plant causes damage to streets, sidewalks, trails, or other public improvements, the city may order the removal of the offending vegetation and/or other landscape features and may require the repair or replacement of the damaged city property at the landowner's expense. (Ord. 08-15.6, 10-28-2008, eff. 11-28-2008)